

WHEN RECORDED RETURN TO:
Suzanne A. Rippel
Fidelity National Title Insurance Company
399 Sturges Avenue
Mansfield, OH 44903



201411200032

Skagit County Auditor \$78.00
11/20/2014 Page 1 of 7 11:38AM

CHICAGO TITLE

620022320

DOCUMENT TITLE(s)

1 **MEMORANDUM OF LEASE**

Order Number: _____

2
3
4

REFERENCE NUMBER(s) OF DOCUMENT ASSIGNED OR RELEASED:

☐ Additional reference numbers on page _____ of document

GRANTOR(s):

- 1 **Health Care REIT, Inc.**
- 2 **HCRI Nevada Properties, Inc.**
- 3 **1111 W. College Parkway, LLC**

☐ Additional names on page _____ of document

GRANTEE(s):

- 1 **Stanley & Shorten, LLC**
- 2
- 3

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION:

Lots 28 and 29 HERITAGE SQUARE; Exclusive Easement for Access and Utilities across the West 30 feet of Lots 26 and 27, HERITAGE SQUARE; and Lot 2 MIRA VISTA, INC.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s): P81470 / 4400-000-028-0006, P81471 / 4400-000-029-0005 and P83258 / 4479-000-002-0002

Additional Tax Accounts are on page _____ of document

NOTE: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

MEMORANDUM OF LEASE
(Mount Vernon, Washington)

THIS MEMORANDUM OF LEASE is made as of November 19, 2014 by and between **HEALTH CARE REIT, INC.**, a corporation organized under the laws of the State of Delaware, **HCRI NEVADA PROPERTIES, INC.**, a corporation organized under the laws of the State of Nevada, and **1111 W. COLLEGE PARKWAY, LLC**, a limited liability company organized under the laws of the State of Delaware (collectively, the "Landlord"), and **STANLEY & SHORTEN, LLC**, a limited liability company organized under the laws of the State of Washington (the "Tenant").

1. Lease. Landlord and Tenant have entered into and executed a Sixth Amended and Restated Master Lease Agreement (the "Lease") dated as of November 19, 2014 ("Effective Date") relating to certain real property including the real property described on Exhibit A attached hereto ("Subject Property"). Additional property that is not located in the county of the Subject Property may now be or may hereafter become subject to the Lease. The requisite Memoranda of Lease have been or will be filed in the appropriate jurisdictions with respect to such additional property.

2. Address of Landlord. Landlord's address as set forth in the Lease is 4500 Dorr Street, Toledo, Ohio 43615-4040.

3. Address of Tenant. Tenant's address as set forth in the Lease is c/o Cascade Living Group, Inc., 19119 North Creek Parkway, Suite 102, Bothell, Washington 98011.

4. Term of Lease. The initial term ("Initial Term") of the Lease commenced on December 8, 2006 and expires at 12:00 Midnight Eastern Time on November 30, 2029, ("Expiration Date"); provided, however, that [i] Tenant has the option to renew the Lease for one fifteen (15) year renewal term as set forth in the Lease, and [ii] that the Initial Term may be extended from time to time pursuant to the provisions of the Lease.

5. Option to Purchase. Tenant has the option to purchase the Subject Property upon the terms and conditions set forth in the Lease.

6. Mechanic's Liens. The Lease provides that Tenant shall have no authority to permit or create a lien against Landlord's interest in the Subject Property.

7. Incorporation of Lease. The Lease is unrecorded and is herein expressly incorporated by reference for a complete statement of the rights and obligations of Landlord and Tenant with respect to the Subject Property. Any conflict between this Memorandum of Lease and the Lease shall be governed by the terms of the Lease.

8. Release. Tenant agrees to promptly execute a release of this Memorandum of Lease at any time after the Lease has terminated.

9. Counterparts. This Memorandum of Lease may be executed in multiple counterparts, each of which shall be deemed an original thereof.

SLK_TOL:#2515509v1



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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first set forth above.

HEALTH CARE REIT, INC.

By: Erin C. Ibele
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

HCRI NEVADA PROPERTIES, INC.

By: Erin C. Ibele
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

1111 W. COLLEGE PARKWAY, LLC

By: Health Care REIT, Inc., Sole Member
By: Erin C. Ibele
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

STANLEY & SHORTEN, LLC

By: _____
William Shorten
Manager

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this 17 day of November, 2014, by Erin C. Ibele, Executive Vice President, Head of Human Capital and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, on behalf of the corporation.

Carmen L. Miller
Notary Public

My Commission Expires: 12/26/16

SLK_TOL:#2515509



201411200032



IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum of Lease as of the date first set forth above.

HEALTH CARE REIT, INC.

By: _____
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

HCRI NEVADA PROPERTIES, INC.

By: _____
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

1111 W. COLLEGE PARKWAY, LLC

By: Health Care REIT, Inc., Sole Member

By: _____
Erin C. Ibele, Executive Vice President,
Head of Human Capital and Corporate Secretary

STANLEY & SHORTEN, LLC

By: William Shorten
William Shorten
Manager

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Erin C. Ibele, Executive Vice President, Head of Human Capital and Corporate Secretary of Health Care REIT, Inc., a Delaware corporation, on behalf of the corporation.

Notary Public

My Commission Expires: _____

[SEAL]

SLK_TOL:#2515509



201411200032

STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

November The foregoing instrument was acknowledged before me this 13 day of November, 2014, by Erin C. Ibele, Executive Vice President, Head of Human Capital and Corporate Secretary of HCRI Nevada Properties, Inc., a Nevada corporation, on behalf of the corporation.

Carmen L Miller
Notary Public

My Commission Expires: 12/26/16

[SEAL]



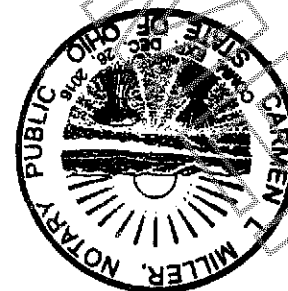
STATE OF OHIO)
) SS:
COUNTY OF LUCAS)

November The foregoing instrument was acknowledged before me this 13 day of November, 2014, by Erin C. Ibele, Executive Vice President, Head of Human Capital and Corporate Secretary of Health Care REIT, Inc., Sole Member of 1111 W. College Parkway, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Carmen L Miller
Notary Public

My Commission Expires: 12/26/16

[SEAL]



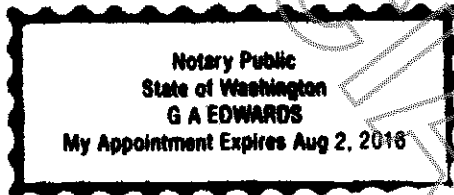
SLK_TOL:#2515509



STATE OF WASHINGTON)
) SS:
COUNTY OF KING)

I certify that I know or have satisfactory evidence that William M. Shorpen is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the MANAGER of STANLEY SHORPEN be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 11/14/2014
Notary Seal



G A EDWARDS (Print Name)
Notary Public in and for the State of
WA, residing at Porter
My appointment expires: 8/2/2016

THIS INSTRUMENT PREPARED BY:
Walter A. Trauner, Esq.
Shumaker, Loop & Kendrick, LLP
240 South Pineapple Avenue
10th Floor
Sarasota, Florida 34236

SLK_10L:#2515509



EXHIBIT A: LEGAL DESCRIPTION

Facility Name: Mountain Glen Facility

PARCEL A:

Lots 28 and 29, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington.

PARCEL A1:

An exclusive easement for ingress, egress and utilities, over, under and across the West 30 feet of Lots 26 and 27, HERITAGE SQUARE, according to the plat thereof, recorded in Volume 12 of Plats, pages 65 and 66, records of Skagit County, Washington, as created by and pursuant to those certain Easement Agreements under Recording Nos. 9603270083 and 9603290100.

PARCEL B:

Lot 2, MIRA VISTA, INC., according to the plat thereof, recorded in Volume 14 of Plats, page 16, records of Skagit County, Washington.

Situated in Skagit County, Washington.

APN/Parcels ID(s): P81470 / 4400-000-028-0006, P81471 / 4400-000-029-0005 and P83258 / 4479-000-002-0002



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